

Memorandum

To: Chair and Commissioners

Date: June 26, 2002

From: Diane C. Eidam

File No:
Reference Number 2.2c.(1)
Action

Ref: Mission and Meridian Mixed-Use Transit Oriented Development Project (Los Angeles County) – Future Consideration of Funding to Construct a Parking Structure at a Mixed-Use Transit Oriented Development (Notice of Determination) (TCRP #152) Resolution E-02-32

Issue:

Should the Commission adopt the attached resolution to approve future consideration of funding to construct a parking structure at a mixed-use transit oriented development in Los Angeles County?

Recommendation:

Commission staff recommends that the Commission, as a responsible agency, approve the attached Resolution E-02-32. As a responsible agency, the Commission must approve this Resolution prior to allocating funds for capital purposes on the proposed parking structure project.

Background:

This resolution proposes to approve for future consideration of funding the following project for which a Final Environmental Impact Report (EIR) under the California Environmental Quality Act has been completed:

- Mission and Meridian Mixed-Use Transit Oriented Development Project – Construct a parking structure at a mixed-use transit oriented development in Los Angeles County.

The project would provide a public parking structure within a mixed-use development project to serve commuters using the Los Angeles to Pasadena Gold Line. The Mission Street Gold Line station is providing no parking and only has space for drop-off and pick-up of passengers. The mixed-use project includes a 324 space subterranean garage on two levels with 142 parking spaces dedicated for Gold Line commuters, 6,000 square feet of commuter and neighborhood serving retail (food market/café, newsstand, etc.), and 67 for-sale condominiums. The condominiums will be marketed to people who will use the Gold Line to commute to work rather than their personal vehicles.

The project will have a temporary significant effect on the environment during the 16-month construction period including air quality and noise. In addition, other longer-term effects on the environment include:

- Headlights associated with the proposed development would cast light into adjacent residences. If mitigation measure is feasible to implement, then less than significant. Otherwise, significant and unavoidable.
- Two structures at the project site exhibit evidence of historical significance. Removal of these structures would be significant and unavoidable.

The current estimate for the parking structure project is \$6,380,000, of which \$1,500,000 in funding will be provided through the Governor's Traffic Congestion Relief (TCR) Program, Project #152. The remaining \$4,880,000 will come from committed private developer and local funding sources. The Commission, at its December 6, 2000 meeting, approved the City of South Pasadena's original application for Phase 3 (right of way acquisition) for the parking structure associated with the overall mixed-use development project; and subsequently approved an amended application at its January 17, 2002 meeting to shift funds from Phase 3 to Phase 1 (environmental - \$606,000), Phase 2 (PS&E - \$202,000) and Phase 4 (construction - \$692,000). A delegated minor amendment was approved in June 2002 by the Department of Transportation and Commission staff under Resolution G-01-23 to revise the dates of the project phases due to the delays in right of way acquisition.

The City of South Pasadena has approved the Final Environmental Impact Report and has filed a Notice of Determination for this project. The Commission's approval and the resulting filing of the attached Notice of Determination with the Office of Planning and Research will satisfy the environmental requirements for this stage of the project planning process.

Attachment

CALIFORNIA TRANSPORTATION COMMISSION

Resolution for Approval of Project for Consideration of Funding Mission and Meridian Mixed-Use Transit Oriented Development Project (Los Angeles County)

Resolution E-02-32

- 1.1 **WHEREAS**, the City of South Pasadena has completed a Final Environmental Impact Report in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the California Transportation Commission Environmental Regulations for the following project
 - Parking Structure at Mission and Meridian Mixed-Use Transit Oriented Development Project in Los Angeles County
- 1.2 **WHEREAS**, the California Transportation Commission, as a responsible agency, has considered the information contained in the Final Environmental Impact Report; and
- 1.3 **WHEREAS**, the project will have a temporary significant effect on the environment in that construction air quality and noise cannot be adequately mitigated as no feasible mitigation measures are available to reduce air quality and noise impacts to below significant levels. The project will have other longer-term effects on the environment in that headlights associated with the proposed development would cast light into adjacent residences, if the mitigation measure is not feasible; and two structures at the project site exhibit evidence of historical significance and removal of these structures would be significant and unavoidable.
- 2.1 **NOW, THEREFORE, BE IT RESOLVED** that the California Transportation Commission does hereby approve the above referenced project for future consideration of funding.